



## 16.1%

Q4 Vacancy  
Q3 2022: 16.1%



## -23,763 SF

Q4 Net Absorption  
Q3 2022: 136,134 SF



## 103,367 SF

Q4 Under Construction  
Q3 2022: 103,367 SF



## \$26.88 PSF

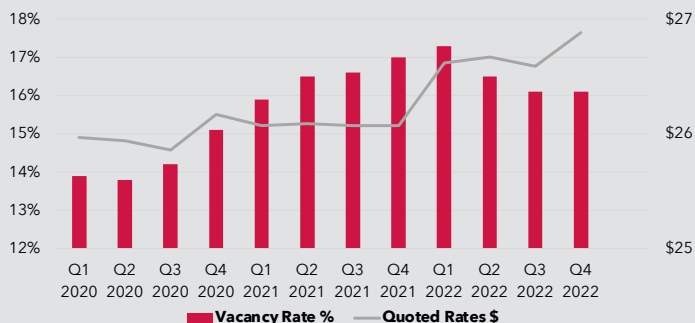
Q4 Avg. Asking Rent / Yr.  
Q3 2022: \$26.59 PSF

## SUBMARKET SUMMARY

In the Northwest Atlanta office submarket in Q4 2022, the vacancy rate and development activity remained unchanged at 16.1% and 103,367 SF under construction. After two consecutive quarters of strong positive net absorption, Q4 ended with -23,763 SF. However, average asking rental rates in the market increased \$0.29 PSF since Q3 2022. Leasing activity was at a 14 quarter high in Q4, with Sterling Seacrest Pritchard leasing 63,600 SF and Paradise Shops leasing 43,883 SF.

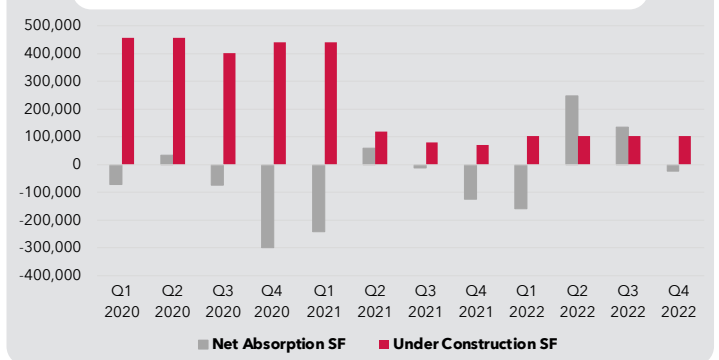
### VACANCY & RENTAL RATE

Q1 2020 - Q4 2022



### ABSORPTION & U.C.

Q1 2020 - Q4 2022





## NOTABLE SALES *\*portfolio sale*



**6190 POWERS FERRY LANDING RD**  
*Powers Ferry Landing East*

**Size:** 149,376 SF  
**Pricing:** \$16,100,000 | \$107.78 PSF  
**Buyer:** TripleDouble Real Estate  
**Seller:** Kore Powers Ferry Landing Inc.



**2675 PACES FERRY ROAD SE**  
*Paces Cumberland*

**Size:** 70,685 SF  
**Pricing:** \$10,400,000 | \$147.13 PSF  
**Buyer:** RG Real Estate  
**Seller:** Atlanta Property Group



**\* 1075 BIG SHANTY ROAD NW**  
*Town Point Services Center*

**Size:** 72,000 SF  
**Pricing:** \$7,900,000 | \$109.72 PSF  
**Buyer:** Angelo, Gordon & Co.  
**Seller:** Robinson Weeks Partners

## NOTABLE LEASES



**2500 CUMBERLAND PARKWAY**  
*Cumberland Office Park - Building K*

**Size:** 63,600 SF  
**Tenant:** Sterling Seacrest Pritchard  
**Landlord:** Noro Management  
**Lease Type:** Renewal | Expansion



**2849 PACES FERRY ROAD**  
*Overlook I*

**Size:** 43,883 SF  
**Tenant:** The Paradies Shops LLC  
**Landlord:** Atlanta Property Group  
**Lease Type:** Renewal



**600 GALLERIA PARKWAY SE**  
*Galleria 600*

**Size:** 25,721 SF  
**Tenant:** Acuity Speciality Product  
**Landlord:** Piedmont 600 Galleria LLC  
**Lease Type:** New

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